



Entered on Docket
August 06, 2010

A handwritten signature in black ink, appearing to read "R. B." followed by a stylized signature.

Hon. Linda B. Riegle
United States Bankruptcy Judge

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15 Attorneys for Secured Creditor WELLS FARGO BANK, N.A., ALSO KNOWN AS
16 WACHOVIA MORTGAGE, A DIVISION OF WELLS FARGO BANK, N.A.,
17 AND FORMERLY KNOWN AS WACHOVIA MORTGAGE, FSB,
18 FORMERLY KNOWN AS WORLD SAVINGS BANK, FSB

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

20 In re

21 BILLIE L HILL,

22 Debtor(s).

23 Bankruptcy Case No. 10-19193-lbr
24 Chapter 7

25 WELLS FARGO BANK, N.A., ALSO
26 KNOWN AS WACHOVIA MORTGAGE,
27 A DIVISION OF WELLS FARGO BANK,
28 N.A., AND FORMERLY KNOWN AS
WACHOVIA MORTGAGE, FSB,
FORMERLY KNOWN AS WORLD
SAVINGS BANK, FSB'S ORDER
TERMINATING AUTOMATIC STAY
Date: July 21, 2010
Time: 10:30 a.m.

130 /./.

1 A hearing on Secured Creditor Wells Fargo Bank, N.A., also known as Wachovia
2 Mortgage, a division of Wells Fargo Bank, N.A., and formerly known as Wachovia Mortgage,
3 FSB, formerly known as World Savings Bank, FSB's Motion for Relief From the Automatic
4 Stay came on regularly for hearing in the United States Bankruptcy Court before the Honorable
5 Linda B. Riegle, Ace Van Patten appearing on behalf of Secured Creditor.

6 The court having duly considered the papers and pleadings on file herein and
7 being fully advised thereon and finding cause therefor:

8 **IT IS HEREBY ORDERED, ADJUDGED AND DECREED:**

9 The automatic stay of 11 United States Code section 362 is hereby immediately
10 terminated as it applies to the enforcement by Movant of all of its rights in the real property
11 under the Note and Deed of Trust encumbering the real property commonly known as 1886
12 Ludington Ave, Las Vegas, Nevada 89156-6904 ("Real Property"), which is legally described as:

13 LOT TEN (10) IN BLOCK FOUR (4) OF LAKE
14 MEAD GARDENS UNIT NO.2, AS SHOWN BY
15 MAP THEREOF ON FILE IN BOOK 23 OF
16 PLATS, PAGE 10 IN THE OFFICE OF THE
COUNTY RECORDER OF CLARK COUNTY,
NEVADA.

17 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that Movant and/or
18 its foreclosure trustee shall mail written notice of the time, date and place of the foreclosure sale
19 of the Real Property to the Debtor(s) at the address for the Real Property at least 7 calendar days
20 prior to the foreclosure sale. In the event that Movant and/or its foreclosure trustee provides at
21 least 7 calendar days' advance notice of the time, date and place of the foreclosure sale of the
22 Real Property in compliance with the notice requirements set forth in Chapter 107 of Nevada
23 Revised Statutes, those notices shall be sufficient to satisfy the requirement of this Court to
24 provide 7 days' notice to the Debtor(s).

25 /./.

26 /./.

27 /./.

28 /./.

1 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant may
2 offer and provide Debtor with information re: a potential Forbearance Agreement, Loan
3 Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and
4 may enter into such agreement with Debtor. However, Movant may not enforce, or threaten to
5 enforce, any personal liability against Debtor if Debtor's personal liability is discharged in this
6 bankruptcy case.

7

8

APPROVED/DISAPPROVED APPROVED/DISAPPROVED

9

10	COREY B. BECK	DAVID A. ROSENBERG
	DEBTOR(S) ATTORNEY	TRUSTEE
11		
12	/././	
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1 ALTERNATIVE METHOD re: RULE 9021:

2 In accordance with LR 9021, counsel submitting this document certifies as follows (check one):

3 The court has waived the requirement of approval under LR 9021.

4 I certify that I have served a copy of this order with the motion, and no parties appeared
5 or filed written objections.

6 This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have
7 delivered a copy of this proposed order to all counsel who appeared at the hearing, any
8 unrepresented parties who appeared at the hearing, and each has approved or disapproved the
9 order, or failed to respond, as indicated below [list each party and whether the party has
10 approved, disapproved, or failed to respond to the document]:

11 This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to
12 all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing,
13 and each has approved or disapproved the order, or failed to respond, as indicated below [list
14 each party and whether the party has approved, disapproved, or failed to respond to the
15 document]:

16 Approved.

17 Disapproved.

18 Failed to respond. - Debtor's Attorney/Trustee

19 #####

20 Submitted by:

21 /s/ ACE VAN PATTEN
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24 San Diego, CA 92177-0933
25 (858) 750-7600
26 NV Bar #11731
27 Attorney for WELLS FARGO
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